DATE: September 24, 2019

TO: Emma Estes, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SE 2018-SU-027
Applicant: Stonebridge Investments, LLC
PC Hearing Date: 10/2/19 D/O
BOS Hearing Date: Not yet scheduled

REF.: 149478

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 9/23/19, which bears my initials and is numbered 149478d, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Julia Nichols, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning
SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/23/19

I, Jonathan J. Hickox, do hereby state that I am an applicant.

(check one) [ ] applicant

[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2018-SU-027

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stonebridge Investments LLC</td>
<td>15950 Lee Hwy, Centreville, VA 20120</td>
<td>Applicant/Title Owner</td>
</tr>
<tr>
<td>AGENTS: Jonathan J. Hickox</td>
<td>5926 14th St. N, Arlington, VA 22205</td>
<td></td>
</tr>
<tr>
<td>Natasha H. Jimenez</td>
<td>15950 Lee Hwy, Centreville, VA 20120</td>
<td></td>
</tr>
<tr>
<td>Land Design Consultants, Inc.</td>
<td>4585 Daisy Reid Ave. Ste. 201, Woodbridge, VA</td>
<td>Engineers/Agents</td>
</tr>
<tr>
<td>AGENTS: Matthew Marshall</td>
<td>22192</td>
<td></td>
</tr>
<tr>
<td>Jessica Bradshaw</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blankingship &amp; Keith, P.C.</td>
<td>4020 University Drive, Suite 300, Fairfax, VA</td>
<td>Attorneys/Agents</td>
</tr>
<tr>
<td>AGENTS: Gifford R. Hampshire</td>
<td>22030</td>
<td></td>
</tr>
<tr>
<td>James R. Meizanis, Jr.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gorove/Slade Associates, Inc.</td>
<td>15125 Washington Street, Suite 212, Haymarket, VA</td>
<td>Transportation Consultant/Agent</td>
</tr>
<tr>
<td>AGENT: Kevin D. Sitzman, P.E.</td>
<td>20169</td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Special Exception Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).
Special Exception Attachment to Par. 1(a)

DATE: 9/23/19
(enter date affidavit is notarized)

for Application No. (s):  SE 2018-SU-027
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

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<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bull Run Brewery, LLC</td>
<td>15950 Lee Hwy, Centreville, VA 20120</td>
<td>Lessee/Agent</td>
</tr>
</tbody>
</table>

AGENT:
Jonathan J. Hickox

(check if applicable)  [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Special Exception Attachment to Par. 1(a)” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/23/19
(enter date affidavit is notarized)

for Application No. (s): SE 2018-SU-027
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Stonebridge Investments, LLC
15950 Lee Hwy.
Centreville, VA 20120

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Jonathan J. Hickox, Managing Member

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Special Exception Affidavit Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM SEA-1 Updated (7/1/06)
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Design Consultants, Inc.
4585 Daisy Reid Ave., Suite 201
Woodbridge, VA 22192

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Matthew Marshall
Joshua Marshall

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres
Tushar A. Awar

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a “Special Exception Attachment to Par. 1(b)” form.
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Blankingship & Keith, P.C.
4020 University Drive, Suite 300
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
John A.C. Keith
David J. Gogal
Gifford R. Hampshire
Michael K. Kim

David Rust Clarke
John F. Cafferky
Chidi I. James
Thomas M. Cusick

Wm. Quinton Robinson
Jeremy B. Root
Richard Colten
Jessica L. Sura

Mark A. Towery
Kevin F.X. DeTurris
Peter S. Everett
Brian J. Sanderson

William H. Casterline, Jr.
Paul B. Terpak
Elizabeth Chichester Morrogh
Laurie L. Kirkland

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bull Run Brewery, LLC
15950 Lee Hwy
Centreville, VA 20120

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Jonathan J. Hickox

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/23/19
(enter date affidavit is notarized)

for Application No. (s): SE 2018-SU-027
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a “Special Exception Affidavit Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/23/9

(enter date affidavit is notarized)

for Application No. (s): SE 2018-SU-027

(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: 9/23/19
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

• Matthew Marshall has donated an amount in excess of $200 to Jeff C. McKay, who is a member of the Fairfax County Board of Supervisors.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Special Exception Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant’s Authorized Agent

Jonathan J. Hickox, Managing Member
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23 day of September 2019, in the State/Comm. of Virginia. County/City of Fairfax

My commission expires: 12/31/19

SANDRA L. FAYEEN
Notary Public

FORM SEA-1 Updated (7/1/06)